

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 49 Beaver Street, Box Hill South Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,480,000 & \$1,580,000

Median sale price

Median price \$1,402,500 Property Type House Suburb Box Hill South

Period - From 01/01/2023 to 31/03/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1248 Riversdale Rd BOX HILL SOUTH 3128	\$1,595,000	25/02/2023
2	14 Lawrence St BLACKBURN SOUTH 3130	\$1,554,000	18/03/2023
3	13 Collins St BOX HILL 3128	\$1,375,000	18/02/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 11/07/2023 12:43



3 2 2

Property Type: House
Land Size: 809 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,480,000 - \$1,580,000
Median House Price
 March quarter 2023: \$1,402,500

Comparable Properties



1248 Riversdale Rd BOX HILL SOUTH 3128 (REI/VG) [Agent Comments](#)

3 2 2

Price: \$1,595,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 715 sqm approx



14 Lawrence St BLACKBURN SOUTH 3130 (REI/VG) [Agent Comments](#)

4 2 3

Price: \$1,554,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 766 sqm approx



13 Collins St BOX HILL 3128 (REI/VG) [Agent Comments](#)

4 2 2

Price: \$1,375,000
Method: Auction Sale
Date: 18/02/2023
Property Type: House (Res)
Land Size: 747 sqm approx

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